

MA 22-10 – 4724 Burlington Mills / ARDEN – 1st Submittal review cycle



START DATE: OCTOBER 10-05-22	DUE DATE: <u>11-02-22</u>	TRC/STAFF Comments issued on: <u>11/07/2022</u>
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Review Group Staff	RCVD:	Comments	Clear Comments
Planning Dept. - Mike Elabarger, Senior Planner	---	<ol style="list-style-type: none"> 1. Pay INVOICE dated 10/03/2022 for 1st Submittal. Applicant Response: Invoices have been paid. 2. Please provide a written response document that addresses every Comment. Mark-up response to Mark-up comments is acceptable/preferred. Applicant Response: Understood. Responses to all comments are contained in this PDF and the revised proposed LDO language. 3. Revise dates of all re-submittal materials; if originals did not have dates, please add original date to accompany the resubmittal date. Applicant Response: Dates have been added to all materials. 4. Please provide a drawn survey of property to accompany Metes & Bounds description; Staff only has BM 2008/pg1281 as a graphic representation of subject property. Applicant Response: The most recent survey calls (which match the metes & bounds legal description) are shown on the Annexation Plat. 5. Map Amendment requests to convert zoning from General Commercial to High-density Residential is generally a tax-negative direction for the Town. Please provide data on the property tax generation (to TOR) of proposed project versus normal and usual commercial property (retail/office/restaurants); consult Wake County Real Estate department or commercial realtor experts. Current assessment (land) is \$1.5 million. Note that Town's affected infrastructure is generally Town streets and park facilities; water/sewer are City of Raleigh; most highly traveled roads are NCDOT. Applicant Response: Thank you. We will be prepared to discuss the project's anticipated effect on property taxes and Town revenue at the public hearings. 6. FYI – Pending TA 22-01 is required to facilitate the Proposed Use and development shown in Exhibit D; MA 22-10 will follow parallel to the review of the Text Amendment. Applicant Response: Understood. 7. FYI – Voluntary Annexation ANX 22-09 will be processed parallel to MA 22-10, with the 	

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		<p>public hearings for each aligning at Town Board Meeting.</p> <p><u>Applicant Response:</u> Understood.</p> <p>8. FYI – Traffic Impact Analysis (TIA) is underway as of time of these comments; further comments possible based on outcome of that study.</p> <p><u>Applicant Response:</u> Understood.</p> <p>9. FYI – Site layout/buildings will be completed vetted for LDO compliance via a Site Development Plan at subsequent stage of development.</p> <p><u>Applicant Response:</u> Understood</p>	
Planning & Zoning (WithersRavenel) - Karen Mallo / Liza Monroe	10/31/22	See PDF of a Written memo of comments dated 10/31/2022.	

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Parks & Recreation - JG Ferguson/ Eddie Henderson	11/01/22	<p>The following come from the Town <u>Parks and Recreation Advisory Board</u> (PARAB):</p> <ol style="list-style-type: none"> 1. Revise Concept Plan to relocate the proposed Greenway from the North side of retention pond to south side to avoid the trail being right up against the buildings, eliminating that proximity conflict and placing Greenway in a more natural setting. Recommended Greenway entry point is at the [plan southeast] corner, follow along the backside of the retention pond and then exit the property as currently proposed. <u>Applicant Response:</u> Thank you. We have revised the Concept Plan to relocate the Greenway entrance and path to the south side of the retention pond as recommended. 2. Revise Concept Plan to provide/extend at least one sidewalk/connecting path to the Greenway as relocated per previous comment. <u>Applicant Response:</u> The Concept Plan has been revised to show the sidewalk connecting to the Greenway. 	
NCDOT - Matt Nolfo	10/27/22	<ol style="list-style-type: none"> 1. A left turn lane will be needed on Burlington Mills Road into the site – revise plans to indicate this off-site improvement. 2. FYI - A TIA is not needed by NCDOT for this project <u>as proposed</u>, but if this development removes the age restriction on residents, a TIA would be required to be reviewed by NCDOT. <p>FYI - IF Town requires TIA, I am happy to review it.</p> <p><u>Applicant Response:</u> Thank you. We are evaluating options for the driveway location. We are also completing a voluntary TIA which may inform road improvements. We will revise the Concept Plan in future submittals if needed.</p>	
COR Public Utilities - Tim Beasley	---	<p>No comments received; review on next submittal.</p> <p><u>Applicant Response:</u> Understood. Thank you.</p>	
Wake County Fire / EMS - Brittany Hocutt	10/12/22	<p>No issues noted; FYI, please add a truck diagram indicating a fire truck can access the buildings 360-degrees will be requested as the top right and bottom left turns are very sharp.</p> <p><u>Applicant Response:</u> Thank you. We have added a truck diagram to the Concept Plan.</p>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	11/3/22	<p>There are No required Correction Comments to the Map Amendment Conditions or Concept Plan – see two (2) PDF's of memo and mark-up comments which are "FYI" for future development applications.</p> <p><u>Applicant Response:</u> Understood. Thank you.</p>	
Wake County Watershed Mgmt. - Janet Boyer	10/27/22	<p>No comments at this time. Future development plans be reviewed and Permits from Wake County for stormwater required.</p> <p><u>Applicant Response:</u> Understood. Thank you.</p>	